

**CITY OF CANNON FALLS  
GOODHUE COUNTY, MINNESOTA**

**ORDINANCE NUMBER 347  
SECOND SERIES**

**AN ORDINANCE AMENDING CHAPTER 152  
OF THE CANNON FALLS CITY CODE, THE ZONING  
ORDINANCE, CONCERNING THE RESIDENTIAL BUSINESS  
DISTRICT, THE HIGHWAY BUSINESS DISTRICT AND  
REZONING PROPERTY TO B-2**

THE CITY COUNCIL OF CANNON FALLS ORDAINS:

**Section 1.** Section 152.645 of the Cannon Falls City Code is hereby amended to provide:

152.645 PURPOSE

The purpose of the B-2, Highway Business District is to provide for and limit the establishment of motor vehicle oriented or dependent high intensity commercial and service activities and less intensive industrial uses.

**Section 2.** Section 152.648 of the Cannon Falls City Code is hereby amended to add the following provisions:

- (P) Bottling establishments to include beverages such as soft drinks, milk and the like, but not including hazardous or toxic materials.
- (Q) Assembly of a wide variety of products that produces no exterior noise, glare, fumes, obnoxious products, by-products or wastes or creates other objectionable impact on the environment, including the generation of large volumes of traffic. Examples of these uses are: (1) assembly of small products such as optical, electronic, pharmaceutical, medical supplies equipment; and (2) printing and publishing operations.
- (R) Mass transit terminals.
- (S) Radio and television terminals.
- (T) Trade schools/specialty schools.
- (U) Warehousing and distribution facilities but not including truck terminals.
- (V) Wholesale businesses

**Section 3.** Section 152.605 of the Cannon Falls City Code is amended to provide:

## 152.605 PURPOSE

The purpose of the R-B, Residential Business District is to provide for an intermixing of low to medium density residential, including single-family detached and two-family dwellings, and low intensity business uses.

**Section 4.** Section 152.606 of the Cannon Falls City Code is hereby amended to add the following provisions:

(D) Single-family detached dwellings.

(E) Two-family dwellings.

**Section 5.** Section 152.611 of the Cannon Falls City Code is hereby amended to provide as follows:

## 152.611 LOT REQUIREMENTS AND SETBACKS.

(A) Except for Single-family detached and two family dwellings, the following minimum requirements shall be observed in an R-B District subject to additional requirements, exceptions and modifications set forth in this chapter:

<b>Minimum Lot Area</b>	
Elderly	1,000 square feet per unit
Multiply-family	2,500 square feet per unit
Other uses	15,000 square feet
<b>Minimum Lot Depth</b>	120 feet
<b>Minimum Lot Width</b>	100 feet
<b>Minimum Setbacks</b>	
Front	25 feet
Rear	25 feet, not less than 35 feet for a nonresidential use on a rear yard abutting a single-family residential zoning district
Side	15 feet, not less than 25 feet on a side yard abutting a street
Zero lot line	Side yard setback requirements shall not be applied to common walls of multiple-family dwellings

(B) The following minimum requirements shall be observed for single-family detached and two-family dwellings subject to additional requirements, exceptions and modifications set forth in this chapter:

<b>Minimum Lot Area</b>	
Single-family	8,520 square feet
Two-family (per unit)	5,000 square feet

Minimum Lot Depth		
Single and Two Family	142 feet	
Minimum Lot Width		
Single-family	60 feet	
Two-family	80 feet	
Minimum Setbacks		
Front	25 feet	
Rear	20 feet	
Side	Interior	10 feet
	Corner	20 feet
	Common Wall	0 feet
Rear/Side Detached Accessory	5 feet	
Garage Accessing Alley	15 feet	

**Section 6.** Chapter 152 of the Cannon Falls City Code is amended to rezone the following described property to B-2, Highway Business District:

See attached Exhibit “A” made a part hereof by reference.

**Section 7.** The Zoning Map of the City of Cannon Falls referred to and described in Chapter 152 shall not be republished to show the aforesaid rezoning, but the City Administrator or his designee shall appropriately mark the Zoning Map on file in the City Administrator's office for the purpose of indicating the rezoning provided for in this Ordinance and all of the notations, references and other information shown thereon are hereby incorporated by reference and made a part of this Ordinance.

**Section 8. Effective Date.** This ordinance shall be effective immediately upon its passage and publication according to law.

**PASSED AND DULY ADOPTED** this 20<sup>th</sup> day of September, 2016 by the City Council of the City of Cannon Falls, Minnesota.

CITY OF CANNON FALLS

BY: \_\_\_\_\_  
Robby Robinson, Mayor

ATTEST:

\_\_\_\_\_  
Ron Johnson, City Administrator

## **EXHIBIT "A"**

### **PIN 52.719.7200**

That part of Government Lots 11 and 12, Section 19, Township 112 N., Range 17 W., Goodhue County, Minnesota, described as follows: Beginning at the intersection of the north line of said Government Lot 11 with the easterly right of way of that certain highway known as Old State Trunk Highway No. 52, which easterly right of way line was established by Final Certificate of the Attorney General of the State of Minnesota in proceedings to condemn lands for highway purposes, dated May 3, 1933 and recorded May 16, 1933 in Book 61 of M.R. page 236; from said beginning point, running southerly, along said easterly right of way line, a distance of 234.13 feet; thence easterly, parallel with the north line of Government Lots 11 and 12, a distance of 332.26 feet; thence northerly, parallel with the easterly right of way line of said Highway, a distance of 234.13 feet to the north line of said Government Lots 11 and 12; thence westerly, along said north line, to the point of beginning.

Subject to an 15.00 foot wide easement for ingress and egress over, under and across that part of Government Lots 11 and 12, Section 19, Township 112 N., Range 17 W., Goodhue County, Minnesota, the east line of said strip of land is described as follows: Commencing at the intersection of the north line of said Government Lot 11 with the easterly right of way of that certain highway known as Old State Trunk Highway No. 52, which easterly right of way line was established by Final Certificate of the Attorney General of the State of Minnesota in proceedings to condemn lands for highway purposes, dated May 3, 1933 and recorded May 16, 1933 in Book 61 of M.R. page 236; from said commencement point, running southerly, along said easterly right of way line, a distance of 650.00 feet; thence easterly parallel with the north line of Government Lots 11 and 12, a distance of 332.26 feet to the point of beginning of the line to be described; thence northerly, parallel with the said easterly right of way line, a distance of 650 feet to the north line of said Government Lot 12 and there terminating. The side line of said easement is to be lengthened to terminate on a line bearing N 80 degrees 38 minutes 26 seconds W from the point of beginning.

*Torrens Property – Goodhue County, Minnesota*

### **PIN 52.719.7201**

That part of Government Lots 11 and 12, Section 19, Township 112 North, Range 17 West, Goodhue County, Minnesota, described as follows:

Commencing at the intersection of the north line of said Government Lot 11 with the easterly right of way of that certain highway known as Old State Trunk Highway No. 52, which easterly right of way line was established by Final Certificate of the Attorney General of the State of Minnesota in proceedings to condemn lands for highway

purposes, dated May 3, 1933 and recorded May 16, 1933 in Book 61 of M.R. page 236; from said commencement point, running southerly, along said easterly right of way line, a distance of 234.13 feet to the point of beginning of the land to be described; thence southerly, along said easterly right of way line, a distance of 415.87 feet; thence easterly, parallel with the north line of Government Lots 11 and 12, a distance of 332.26 feet; thence northerly, parallel with the easterly right of way line of said Highway, a distance of 415.87 feet to its intersection with a line running through the point of beginning and parallel with the north line of said Government Lots 11 and 12; thence westerly, 332.26 feet along said parallel line to the point of beginning.

*Abstract Property – Goodhue County, Minnesota*

**PIN 52.719.7101**

That part of Government Lots 11 and 12, Section 19, Township 112 N., Range 17 W., Goodhue County, Minnesota, described as follows:

Commencing at the intersection of the north line of said Government Lot 11 with the easterly right of way of that certain highway known as Old State Trunk Highway No. 52, which easterly right of way line was established by Final Certificate of the Attorney General of the State of Minnesota in proceedings to condemn lands for highway purposes, dated May 3, 1933 and recorded May 16, 1933 in Book 61 of M.R. page 236; from said commencement point, running southerly, along said easterly right of way line, a distance of 650.00 feet; thence easterly parallel with the north line of Government Lots 11 and 12, a distance of 332.26 feet to the point of beginning of the land to be described; thence easterly, parallel with the north line of Government Lots 11 and 12, a distance of 67.74 feet; thence northerly, parallel with the easterly right of way line of said Highway, a distance of 250.00 feet; thence east a distance of 150.00 feet; thence north to a point on the north line of said Government Lot 12, which is 500.00 feet east of the point of commencement; thence west, along said north line of Lot 12, a distance of 167.74 feet to its intersection with a line parallel with the easterly right of way line of said highway, from the point of beginning; thence southerly, along said parallel line a distance of 650.00 feet to the point of beginning.

Together with an easement described as follows:

A 15.00 foot wide strip of land across that part of Government Lots 11 and 12, Section 19, Township 112 North, Range 17 West, Goodhue County, Minnesota, the east line of said strip of land is described as follows: Commencing at the intersection of the north line of said Government Lot 11 with the easterly right of way of that certain highway known as Old State Trunk Highway No. 52, which easterly right of way line was established by Final Certificate of the Attorney General of the State of Minnesota in proceedings to condemn lands for highway purposes, dated May 3, 1933 and recorded May 16, 1933 in Book 61 of M R. page 236; from said commencement point, running southerly, along said easterly right of way line, a distance of 650.00 feet; thence easterly parallel with the north line of Government Lots 11 and 12, a distance of 332.26 feet to the point of beginning of the line to be described; thence northerly, parallel with the said easterly right of way line, a distance of 415.87 feet to the south line of parcel 1 and there terminating. The side line of said easement is to be lengthened to terminate on a line bearing North 89 degrees 38' 26" West from either

end of said east line.

*Torrens Property – Goodhue County, Minnesota*

AND

That part of Government Lot 12, Section 19, Township 112 N., Range 17 W., Goodhue County, Minnesota, described as follows:

Commencing at the intersection of the north line of Government Lot 11 with the easterly right of way of that certain highway known as Old State Trunk Highway No, 52, which easterly right of way line was established by Final Certificate of the Attorney General of the State of Minnesota in proceedings to condemn lands for highway purposes, dated May 3, 1933 and recorded May 18, 1933 in Book 61 of M.R. page 236; from said commencement point, running southerly, along said easterly right of way line, a distance of 650.00 feet; thence easterly, parallel with the north line of Government Lots 11 and 12, a distance of 400.00 feet to the point of beginning of the land to be described; thence northerly, parallel with said easterly right of way line of Highway, a distance of 250.00 feet; thence east, parallel with said north line of Government Lots 11 and 12 a distance of 150.00 feet; thence north 398.22, feet to a point on the north line of said Government Lot 12, which is 500.00 feet east of the point of commencement; thence east along said north line of Government Lot 12 a distance of 50.02 feet; thence southerly 647.11 feet to a point distant 231.27 feet east, as measured parallel with said north line of Government Lots 11 and 12 from the point of beginning; thence west, parallel with said north line of Government Lots 11 and 12 a distance of 231.27 feet to the point of beginning.

Subject to an easement for Township Road over the North 33.00 feet thereof and easements of record, if any.

*Abstract Property – Goodhue County, Minnesota*

**CITY OF CANNON FALLS  
GOODHUE COUNTY, MINNESOTA**

**SUMMARY ORDINANCE NUMBER 347**

**AN ORDINANCE AMENDING CHAPTER 152 OF THE CANNON FALLS  
CITY CODE, THE ZONING ORDINANCE, CONCERNING THE RESIDENTIAL  
BUSINESS DISTRICT, THE HIGHWAY BUSINESS DISTRICT AND  
REZONING PROPERTY TO B-2**

The ordinance amends the purpose sections of the B-2 and R-B zoning districts, adds additional permitted uses in the B-2 District and R-B Districts and amends the required lot requirements and setbacks in the R-B District. The Ordinance also rezones certain property to B-2, Highway Business District.

A printed copy of the entire ordinance is available for inspection by any person during the City Administrator's regular office hours.

Approved for publication by the City Council of the City of Cannon Falls, Minnesota this 20<sup>th</sup> day of September, 2016.

CITY OF CANNON FALLS

BY: \_\_\_\_\_  
Lyman M. Robinson, Mayor

ATTEST:

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Ronald S. Johnson, City Administrator